

**AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION**

**October 2, 2008
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (925) 671-5209

CHAIR: JOHN HART

VICE CHAIR: JILL BERGMAN

MEMBERS: GEORGE CORRIGAN, THOR SCORDELIS, RICHARD STANTON

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at www.pleasant-hill.ca.us subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

ANNOUNCEMENTS

MINUTES

[September 18, 2008](#)

PUBLIC HEARINGS

1. ARC 08-019, SHAADZEE BAKERY – EXTERIOR BUILDING AND LANDSCAPE MODIFICATIONS, 60 CRESCENT DRIVE (20 minutes - Continued from September 18, 2008)

[Staff Report](#)

[Attachment A – Conditions of Approval](#)

[Attachment B – ARC Staff Report September 18, 2008](#)

[Attachment C – Revised Outdoor Seating Area Plans](#)

The applicant is requesting Architectural Review permit approval for a request to modify the existing building at 60 Crescent Drive. At the meeting of September 18, 2008, the Commission approved the exterior building modifications but continued the landscaping and outdoor seating area improvements. The zoning designation is *PUD DSP Planned Unit District Downtown Specific Plan*. APN: 150-300-004

Project Planner: Troy Fujimoto, (925) 671-5224, tfujimoto@ci.pleasant-hill.ca.us

2. ARC 08-007, NORTHRIDGE APARTMENTS, 235 CAMELBACK ROAD (20 minutes- Continued from September 18, 2008)

[Staff Report](#)

[Attachment A – Location Map](#)

[Attachment B – ARC Staff Report September 18, 2008](#)

[Attachment C – Approval Letter \(excluding color change\)](#)

[Attachment D – Staff Report June 19, 2008](#)

[Attachment E – Letter to Applicant September 23, 2008](#)

On June 19, 2008, the ARC approved a request for a re-siding and balcony railing replacement of an existing 221-unit apartment complex. Related to the request, the ARC continued a proposed color change to allow additional time for the applicant to explore alternatives.

Project Planner: Michelle Umadhay, (925) 671-5211, mumadhay@ci.pleasant-hill.ca.us

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on October 16, 2008, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.